



MEMORANDUM



Community Development Department

DATE: June 2, 2015

TO: Randal Tsuda, Community Development Director
Terry Blount, Asst. Community Development Director/Planning Manager

FROM: Gerry Beaudin, Zoning Administrator

SUBJECT: June 2015 - Planning Division Update

The purpose of this memorandum is to inform you about the status of *notable* development projects and long-range planning efforts in the City. I understand that other parties interested in following development and policy changes in the community will likely use this memorandum, so I've also included the name of the project planner assigned to each project and the name of the applicant. Members of the public can click on the project planner's name to email them directly or click on the project website if one is available to find out more about the project. Also included are symbols to let you know whether something is approved - , and/or under construction - . Changes to this month's update are underlined. Finally, the projects are organized by *General Plan Change Area* and *Neighborhood Planning Areas* (see Attachment 1 - Map: Planning Division Update for the location of listed projects).

NORTH BAYSHORE CHANGE AREA

1. North Bayshore Precise Plan Update 

Status/Next Step(s): On November 25, 2014, the City Council approved the North Bayshore Precise Plan and certified the EIR. On April 14, 2015, the City Council approved a scope of work for an amendment to the Precise Plan to allow residential uses. This process will begin in July with a public workshop.

Project Planner: [Martin Alkire](#)

2. Intuit (2600 Marine Wy.)  

Request for a Zoning Map Amendment from the ML (Limited Industrial) district to the P (Planned Community) district, a Planned Community Permit for two 1.0 office buildings with approximately 364,000 square feet and two new parking structures replacing 133,000 square feet of existing buildings, a Development Agreement, and a

Heritage Tree Removal Permit for the removal of 40 Heritage trees located on a 9.62 acre project site.

Status/Next Step(s):

Approved. Construction started in June 2014 and is anticipated to be completed in 2016.

Planning Area: North Bayshore

Project Planner: [Stephanie Williams](#)



Applicant: Intuit Inc.

3. **Charleston Retention Basin Habitat Restoration Project**

In January 2014, Google submitted an application for a habitat restoration project at the Charleston Retention Basin. The project includes restoration and enhancement of wetlands, the surrounding landscape, and trail system for the area.

Status/Next Step(s): Under Review.

Planning Area: North Bayshore

Project Planner: [Stephanie Williams](#)

Applicant: Google, Inc.

4. **Broadreach (1625 Plymouth Street)**

Request for a Planned Community Permit for a new six story, 224,508 square foot office building and parking structure on a vacant 5.15 acre lot, located on the south side of Plymouth Street between North Shoreline Boulevard and Alta Avenue.

Status/Next Step(s): Under review. Council authorized a gatekeeper to allow the project to be reviewed informally prior to the adoption of the North Bayshore Precise Plan. The applicant submitted plans for informal Development Review Committee (DRC) review and comment.



Planning Area: North Bayshore

Project Planner: [Stephanie Williams](#)

Applicant: Broadreach Capital Partners

5. Microsoft (1045-1085 La Avenida Street)

Request for a Planned Community Permit to demolish three office buildings (1, 3 & 4), renovate two existing office buildings (2 & 5), construct a new six-story main office building and a new three-level parking garage, and a Heritage Tree Removal Permit for the removal of 36 Heritage trees. The net new square footage is 128,000 square feet to the existing 515,000 square feet of office space. The 32-acre project site is located at the southeast corner of La Avenida Avenue and Macon Avenue in the P-39 (North Bayshore 2014) Precise Plan.

Status/Next Steps(s): Awaiting revisions.

Planning Area: North Bayshore

Project Planner: [Nancy Minicucci](#)

Applicant: Microsoft

6. Shashi Hotel (1625 North Shoreline Boulevard)

Request for a Planned Community Permit to construct a five-story, 200 room hotel and a four-level parking structure and a Heritage Tree Removal Permit to remove 4 Heritage trees on a 1.35 acre site. The site is located on the east side of North Shoreline Boulevard on the southeast corner of North Shoreline Boulevard and Space Park Way in the P-39 (North Bayshore 2014) Precise Plan.

Status/Next Steps(s): Awaiting revisions.

Planning Area: North Bayshore

Project Planner: [Scott Plambaek](#)

Applicant: Shashi Hotel

SAN ANTONIO CHANGE AREA

7. Pillar Group/Kalcic (420 San Antonio Rd.)

Request for a Planned Community Permit to construct a 373-unit, 4-story apartment building with 10,000 sq. ft. of ground floor retail to replace 7 existing retail, office and industrial buildings totaling approximately 80,670 square feet on a 5.7 acre site, on the west side of San Antonio Road between Fayette Drive and Miller Drive.

Status/Next Step(s): Awaiting revisions. The San Antonio Precise Plan was adopted in December 2014. The applicant has resubmitted plans for a higher density project (State Density Bonus) for review.

Planning Area: San Antonio

Project Planner: [Scott Plambaeck](#)

Applicant: Prometheus Real Estate Group

8. **Merlone Geier Partners (MGP) Phase II (405 San Antonio Rd.)** ✓

In December 2014, Council approved a request for a mixed-use development on 9.9 acres. The project consists of office (360,909 square feet), retail/commercial (107,835 square feet), cinema (approx. 1410 seats) and hotel (167 rooms) totaling approximately 1,080,800 square feet.



Status/Next Step(s): Approved. Building permit plans are currently under review.

Planning Area: San Antonio

Project Planner: [Nancy Minicucci](#)

Applicant: Merlone Geier Partners

9. **The DeNardi Group (2645 & 2655 Fayette Drive)**

Request for a Development Review Permit and Tentative Map for a new four-story, 26-unit condominium development with underground parking and a Heritage Tree



Removal Permit for nine trees on a 0.65-acre site located on the south side of Fayette Drive in the R3-D (Multiple-Family) District. The project will replace a commercial building and six existing residential units.

Status/Next Step(s): Incomplete; awaiting revisions.

Planning Area: San Antonio

Project Planner: [Mariya Hodge](#)

Applicant: The DeNardi Group

EL CAMINO REAL CHANGE AREA

10. SummerHill Apartments (2650 El Camino Real W.) ✓ ⚠

In June 2012, the City Council approved a four-story, 193-unit residential apartment project with underground parking on a 2.91-acre project site replacing the former 60-unit San Antonio Inn motel, 5,600 square feet of commercial space, removal of six Heritage trees and relocation of two Heritage trees on-site.



Link to Developer's Website:

<http://www.shapartments.com/communities/active/domus-on-the-boulevard>

Status/Next Step(s): Approved. Construction began in February 2013 and is expected to be completed by June 2015.

Project Planner: [Melinda Denis](#)

Applicant: SummerHill Apartment Communities

11. 2300 W El Camino Real

In February 2015, the applicant submitted a Planned Community Permit and a Provisional Use Permit for the remodel and expansion of an existing hotel, to allow a four-story, 117 room hotel with a level of underground parking. The project site is

located on the north side of El Camino Real between Ortega Avenue and South Rengstorff Avenue in the El Camino Real Precise Plan (P38) District.

Status/Next Step(s): Awaiting revisions.

Planning Area: El Camino Real

Project Planner: [Diana Pancholi](#)

Applicant: Arris Studio Architects

12. UDR (1984 El Camino Real W.) ✓

In November 2013, the City Council approved a 160-unit apartment project with 4,000 square feet of ground floor retail space, and a Heritage Tree Removal Permit to remove 10 Heritage trees, to replace the Pacific Inn Motel on a 2.85-acre site, located on the north side of El Camino Real between Escuela Avenue and Rengstorff Avenue.

Status/Next Step(s):
Approved.

Construction expected to begin in summer 2015.

Planning Area:
Central
Neighborhoods



Project Planner: [Rebecca Shapiro](#)

Applicant: West El Camino LLC - UDR

13. Residence Inn Gatehouse (1854 El Camino Real W.) ✓

Request for a Development Review Permit to allow the construction of a 7,844 square foot hotel gatehouse, 13,046 hotel guesthouse building, a Heritage Tree Removal Permit for the removal of 6 heritage trees on a 3.22 acre project site, located on the north side of El Camino Real West, between Mariposa and Escuela Avenue.

Status/Next Step(s): Approved. The Zoning Administrator approved the project at a public hearing on September 10, 2014. Building permit plans are under review.

Planning Area: El Camino Real

Project Planner: [Diana Pancholi](#)

Applicant: DLR Group

14. Residence Inn (1740 El Camino Real W.) ✓

In August 2013, the Zoning Administrator approved a Conditional Use Permit for a new four story, 22,000 square foot hotel building with 32 rooms on a 0.38-acre site.

Status/Next Step(s): Approved. The Building Permit plans are currently under review.

Planning Area: Central Neighborhoods

Project Planner: [Nancy Minicucci](#)

Applicant: DLR Group

15. Tropicana Lodge – Prometheus (1720 El Camino Real W.) ✓ ⚠



In March 2013, the City Council approved a request for a Rezone from CRA (Commercial/Retail Arterial) to P (Planned Community), a Planned Community Permit to construct up to a 162-unit residential apartment building in two four-story buildings and the removal of 11

heritage trees to replace the Tropicana Lodge and Western Appliance Store on a 2.51-acre site, on the north side of El Camino Real, between Mariposa Avenue and Escuela Avenue

Status/Next Step(s): Approved. Construction started in January 2014 and is expected to be completed in summer 2015.

Planning Area: Central Neighborhoods

Project Planner: [Scott Plambaek](#)

Applicant: Prometheus Real Estate Group

16. Austin's - Prometheus (1616 El Camino Real W.)  

In March 2014, the City Council approved a request for a Rezone from the CRA (Commercial/Residential-Arterial) district to the P (Planned Community) district, a Planned Community Permit to construct a 66 unit, 4-story apartment building to replace two existing retail buildings totaling approximately 6,100 square feet, and a Heritage Tree Removal Permit for the removal of two heritage trees on a 0.99 acre project site, located on the northwest corner of El Camino Real and Mariposa Avenue

Status/Next Step(s): Approved. Construction started in December 2014 and is expected to be completed in summer 2016.

Planning Area: Central Neighborhoods

Project Planner: [Scott Plambaek](#)

Applicant: Prometheus Real Estate Group

17. 1701 W. El Camino Real

The applicant submitted a request for a Planned Community Permit to allow the construction of a 24-unit residential development, including a State density bonus request for a 20% density bonus (4 units) on a vacant, approximately 1/2 acre site on the corner of Rich Avenue and El Camino Real West.

Status/Next Step(s): Under review; awaiting revisions. *The City is evaluating an alternate proposal for an affordable housing development through the City's Notice of Funding Availability (NOFA) process.*

Planning Area: Central Neighborhoods

Project Planner: [Rebecca Shapiro](#)

Applicant: El Camino MV Holdings LLC - Branagh Development

18. Harv's Car Wash - Regis Homes (1101 El Camino Real W.)  

On November 12, 2014, the City Council approved a Zoning Map Amendment to rezone the rear portion of the project site from R2-9sd (One- and Two-Family Residential Special Design) district to the CRA

(Commercial/Residential-Arterial) district and a General Plan Map



Amendment to alter the land use designation for the same portion of the project site from Medium-Density Residential to Mixed-Use Corridor, a Conditional Use Permit and Development Review Permit for a 4-story, 52-unit condominium development with a 35% density bonus, under State Density Bonus Law, and one-level of underground parking, and a Heritage Tree Removal Permit to remove one Heritage Tree on a 0.98 acre (42,127-square-foot) project site. The proposed project includes demolishing the existing Harv's Carwash and replacing it with 52 ownership units, resulting in approximately 73,445 net new square feet of development on the site.

Status/Next Step(s): Approved. Building permit plans are currently under review.

Planning Area: Central Neighborhoods

Project Planner: [Lindsay Hagan](#)

Applicant: Regis Homes Bay Area

19. Greystar (801 El Camino Real W.) 🟢

Request for a Zoning Map Amendment from the CRA (Commercial/Residential-Arterial) district to the P (Planned Community) district, a Planned Community Permit to construct a new mixed-use project with 164 apartment units and 10,800 square feet of commercial space on a 2.39 acre project site, replacing 22,380 square feet of existing commercial development.

Status/Next Step(s): Approved. The City Council approved the project on December 9, 2014. The applicant has submitted for Building Permits and staff is reviewing the plans.

Planning Area: Central Neighborhoods

Project Planner: [Stephanie Williams](#)

Applicant: Greystar

20. Medical Building (412 El Camino Real W.) ✓

In May 2014, the Zoning Administrator approved a request for a new 8,582 square foot medical office building on a 24,484 square foot lot. An appeal was filed in June 2014, but was withdrawn in September 2014. The project involves the removal of two small, vacant commercial structures and one Heritage tree.

Status/Next Step(s): Approved. Construction began in February 2015.

Planning Area: Central Neighborhoods

Project Planner: [Eric Anderson](#)

Applicant: Meridian Property Ventures

21. Wonder Years Preschool (86 El Camino Real)

In November 2014, Wonder Years Preschool submitted an informal application to build a new 2-story, 4,400-square-foot preschool building on a site adjacent to their current property. The project would replace an existing 1-story building that currently houses a car-stereo business.

Status/Next Step(s): Informal review.

Planning Area: Central Neighborhoods

Project Planner: [Eric Anderson](#)

Applicant: Wonder Years Preschool

22. Lennar Apartments (865 East El Camino Real) ✓

In April 2013, the City Council approved a Planned Community Permit for a four-story, 150-unit residential development with underground parking and a Heritage Tree Removal Permit for 15 trees on a 2.3-acre site for SummerHill Apartment Communities. The project includes demolition of an existing billiard hall, grocery



store, and restaurant. Lennar Multifamily Communities has purchased the site from SummerHill.

Status/Next Step(s): Approved. Construction began in November 2013 and is expected to be completed in fall 2015.

Planning Area: Grant/Sylvan

Project Planner: [Mariya Hodge](#)

Applicant: Lennar Multifamily Communities

EAST WHISMAN CHANGE AREA

23. National Avenue Partners (600 National Ave.)

In May 2014, the City Council approved a request by National Avenue Partners to rezone 4.8 acres (210,346 sq. ft.) from ML (Limited Industrial) District to P (Planned Community) District to allow a new 4-story, 140,654 sq. ft. office building (0.67 FAR) a one-story parking structure and the removal of 11 Heritage trees to replace four industrial buildings.



Status/Next Step(s): Approved.
Building permit plans are currently under review. Construction is anticipated to begin later this month.

Planning Area: Moffett/Whisman

Project Planner: [Lindsay Hagan](#)

Applicant: National Avenue Partners

24. The Quad / Lovewell (369 N. Whisman Rd.)

In September 2011, the City Council approved a request for a Transit Oriented Development, Planned Unit Development Permit and Heritage Tree Removal Permit to construct a three-story 70,846 sq. ft. office building, a four-story 109,927 sq. ft. office building and two four-story parking structures on a 29.3-acre site (0.49 FAR) with seven existing office buildings and the removal of 22 heritage trees. The

approval also included a parking reduction of 143 spaces or 6.9 percent of the required parking, a Tentative Map to create 13 parcels, and a 10-year Development Agreement. The site is located on the east side of N. Whisman, north of E. Middlefield Road.

Status/Next Step(s): Approved, but inactive at this time. Entitlements are vested through September 2021.

Planning Area: Moffett/Whisman

Project Planner: [Scott Plambaeck](#)

Applicant: Whisman Associates, LLC

25. Renault & Handley (580 – 620 Clyde Avenue)

On November 17, 2014, the City Council authorized staff to study a new 178,477 square foot, 5-story office building and a three-story parking garage on a 5.15 acre site. In April 2015, the applicant submitted a formal application, including a request for a rezoning from ML (Limited Industrial) to P (Planned Community), and a Heritage Tree Removal Permit for the removal of up to 39 Heritage trees. The project would replace two one-story light industrial buildings totaling approximately 75,000 square feet.

Status/Next Step(s): Under review. An Environmental Planning Commission (EPC) study session is scheduled for June 17, 2015.

Planning Area: Moffett/Whisman

Planner: [Eric Anderson](#)

Applicant: Renault & Handley

26. Symantec (575 E. Middlefield Rd.) 

In February 2010, the City Council approved a request for a Transit Oriented Development Permit to construct a 102,419 sq. ft., four-story office building on a 10.7-acre site (0.5 FAR) with three existing office buildings and a request for a heritage tree permit to remove 21 heritage trees. The approval includes upgrades to the existing parking lot and landscaping, a parking reduction of 62 spaces or 7.9 percent of the total required parking, a parcel map to create condominium parcels for the buildings, and an 8-year Development Agreement. This property is located on the south side of East Middlefield Road between Ellis Street.

Status/Next Step(s): Approved, but inactive at this time. Entitlements are vested through February 2018. The applicant applied for an amendment to the Development Agreement (DA), and the request was considered by the City Council on March 31, 2015. Council approved a DA amendment in May of 2015; second reading of the Ordinance is scheduled for June 9, 2015.

Planning Area: Moffett/Whisman

Project Planner: [Scott Plambaek](#)

Applicant: Symantec

27. RREEF (700 E. Middlefield Rd.)

The City Council authorized a Gatekeeper for RREEF. Subsequently, RREEF submitted a request for a Rezoning from ML (Limited Industrial) to P (Planned Community) to allow up to a 1.0 FAR, a Planned Community Permit to allow an office development consisting of one eight-story office building, two six-story office buildings, one five-story building, a one-story retail building and a two-story commons building totaling 1,055,604 square feet and two five-level parking structures, and a Heritage Tree Removal Permit to remove 131 Heritage trees, to replace four two-story office buildings totaling 397,510 square feet, on a 24-acre site on the east side of Middlefield Road between Bernardo Avenue and Highway 237.

Status/Next Step(s): Inactive.

Planning Area: Moffett/Whisman

Project Planner: [Scott Plambaek](#)

Applicant: Google, Inc.

MOFFETT CHANGE AREA

28. Prometheus (100 Moffett Blvd.) ✓ ⚠

In December 2013, the City Council approved a 184-unit apartment project. The project includes three new residential buildings on an approximately 2.68 acre site. The project includes the conversion of an existing vehicle on-ramp to a



bicycle/pedestrian-only paseo connecting Stierlin Road to the corner of Central Expressway and Moffett Boulevard.

Status/Next Step(s): Approved. Construction is underway and expected to be completed by mid/late-2016.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Rebecca Shapiro](#)

Applicant: Prometheus Real Estate Group

29. Hampton Inn Addition (390 Moffett Blvd.) ✓

In March 2014, the Zoning Administrator approved an application by Hampton Inn and Suites to allow an 11,630 square foot, 21 room addition to an existing 52,707 square foot, 87 room hotel (Hampton Inn and Suites), a parking reduction of 18 spaces (93 from the required 111), and a Heritage Tree Removal Permit to remove 1 Heritage Tree on a 1.34 acre project site. Expansion was made possible when the hotel owner purchasing the adjacent parcel at 330 Moffett Blvd.

Status/Next Step(s): Approved. The Building Permit plans are under review.

Planning Area: Monta Loma/Farley/Rock

Planner: [Elizabeth Cramblet](#)

Applicant: Tobin Dougherty (Architect)

DOWNTOWN AND EVELYN CORRIDOR PRECISE PLANS

30. Bryant/Dana Office (250 Bryant St.) ✓

In July 2013, the City Council approved a 67,772 square foot, three-story office building on a 1.13 acre site at the corner of Bryant Street and West Dana Street. The building replaces existing commercial structures and creates approximately 56,000 square of net new development.



Status/Next Step(s): Construction of the building exterior (core + shell) is expected to be completed by June 2015. Interior tenant improvements are under construction and building occupancy is expected by July 2015.

Planning Area: Central Neighborhoods

Project Planner: [Rebecca Shapiro](#)

Applicant: 250 Bryant Mountain View LLC/ Smith Equities

31. Hope Street Investors (231-235 Hope St.)

In July 2014, an application was submitted for a 4-story, 9-unit condominium project replacing three apartment units on a 0.26 acre site located on the east side of Hope Street between Villa and Dana Street.

Status/Next Step(s): Under review. The project is scheduled for a City Council hearing on June 16, 2015.

Planning Area: Central Neighborhoods

Project Planner: [Diana Pancholi](#)

Applicant: Bill Masten Architect & Associates

32. Downtown Mixed Use Building (605 Castro St.)  

In April 2013, the City Council approved a Planned Community Permit for a new four story, mixed use building with eight condominium units and 28,000 square feet of commercial space and Heritage Tree Removal Permit for the removal of four Heritage trees, to replace two office buildings and a single-family residence on a 0.46-acre project site.

Status/Next Step(s): Approved. Construction began in summer of 2014 and is expected to be completed in 2015.

Planning Area: Central Neighborhoods

Project Planner: [Stephanie Williams](#)

Applicant: MPM Corporation

33. St. Joseph's Church (582 Hope Street, corner of Castro & Church)

Request for a Planned Community Permit to construct a mixed-use development with (1) a 3- to 4-story, 96,500 square foot commercial building along Castro Street with 8,000 square feet of ground-floor retail and 3-levels of underground parking; (2) 12 residential units and a 3,400 square foot church parish office along Hope Street; and (3) a Heritage Tree Removal Permit to remove 4 Heritage trees. This project will replace an existing surface parking lot at the northeast corner of Castro and Church Streets and an existing one-story, 7,400 sq. ft. church parish building on Hope Street. The church will remain. The project is located on the north side of Church Street between Castro Street and Hope Street.

Status & Next Steps: Under Review.

Planning Area: Downtown

Project Planner: [Rebecca Shapiro](#)

Applicant: The Sobrato Organization and the Roman Catholic Bishop of San Jose

34. Fairmont Mixed Use Project (881 Castro Street)

Request for a Provisional Use Permit and Planned Community Permit to construct a 4-story, mixed-use building with 9,400 sq. ft. of ground-floor commercial space and 14 condominium units with three levels of underground parking and a Tentative Map to merge three lots into one lot with condominium lots to replace three existing commercial buildings on a 0.29-acre project site. The project site is located on the northeast corner of Castro Street and Fairmont Avenue in the P-19 (Downtown) Precise Plan.

Status & Next Steps: Under Review.

Planning Area: Downtown

Project Planner: [Lindsay Hagan](#)

Applicant: [Castro GPRV 10, LLC](#)

**PLANNING PROJECTS OUTSIDE OF CHANGE AREAS AND DOWNTOWN/
EVELYN CORRIDOR**

Monta Loma/Farley/Rock Planning Area

35. Windsor Academy (908 N. Rengstorff Ave.) 

In October 2014, the Zoning Administrator approved a Conditional Use Permit and Development Review Permit for a new 2-story, 8,088-square-foot, 84 child daycare center and a Heritage Tree removal permit to remove two Heritage Trees on a 0.43 acre (18,731 sq. ft.) project site. The project includes the demolition of one single-family home, resulting in 7,318 net new square feet of development on the site.

Status/Next Step(s): Approved. Building Permit plans are under review.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Lindsay Hagan](#)

Applicant: Windsor Academy

36. **D.R. Horton (827 N. Rengstorff Ave.)** ✓

In April 2013, the City Council authorized a Gatekeeper request by City Ventures to study a rezoning of 1.4 acres of industrial land to allow a mixed-use retail and condominium project. After further consideration, City Ventures proposed a lower-density rowhouse project. In June 2014, the City Council approved a General Plan Land Use Map Amendment from Limited Industrial to Medium Density Residential (13 to 25 units per acre), a Zoning Map Amendment from ML (Limited Industrial) to R3-2 (Multiple Family Residential), a Planned Unit Development Permit and Development Review Permit for a new 24-unit rowhouse development, a Heritage Tree Removal Permit for seven trees, and a Tentative Map for 24 rowhouses on a 1.4 acre site located at the south east corner of North Rengstorff Avenue and Colony Street. The project includes demolition of an existing one-story industrial building. D.R. Horton has purchased the site from City Ventures.



Status/Next Step(s): Approved. Building Permit plans are currently under review. A demolition permit was issued in February 2015 and demolition is complete.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Mariya Hodge](#)

Applicant: D.R. Horton

37. Paul Ryan (858 Sierra Vista Ave.)

On November 12, 2014 the City Council approved a Request for a Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit to allow for four small-lot, single-family homes to replace an existing home, on a 0.52 acre project site, located on the west side of Sierra Vista Avenue between Colony Street and Plymouth Street in the R3-2 (Multiple-Family Residential) district.

Status/Next Step(s): Approved. The applicant intends to submit for building permit in spring 2015.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Diana Pancholi](#)

Applicant: Paul Ryan

38. William Lyon Homes (1951 Colony St.) ✓ ◆

In November 2013, the City Council approved a 33-unit rowhouse project.

Status/Next Step(s): Approved. Construction began in summer 2014 and is anticipated to be completed in 2015.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Stephanie Williams](#)

Applicant: William Lyon Homes



39. Dividend Homes (1958 Rock St.) ✓ ◆

In June 2013, the City Council approved a request for a Planned Unit Development to allow 19 rowhomes, replacing 12 apartment units, and a Heritage Tree Removal Permit for the removal of 5 Heritage trees, on a 1.13-acre project site, located between Sierra Vista Avenue and North Rengstorff Avenue.



Status/Next Step(s): Approved. Construction began in summer 2014

and completion is expected by July 2015.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Scott Plambaeck](#)

Applicant: Dividend Homes

40. Paul Ryan (2392 Rock St.) 

In March 2013, Paul Ryan submitted a request for a Planned Unit Development Permit and a Heritage tree removal permit associated with a 3-unit small-lot single-family development on a 0.38 acre site.

Status/Next Step(s): Approved. The Building Permit plans are under review.

Planning Area: Monta Loma

Planner: [Elizabeth Cramblet](#)

Applicant: Paul Ryan

41. 333 N. Rengstorff Ave.

In February 2014, Moshe Dinar submitted a formal application in February 2014 to construct a 29-unit rowhouse project and a request to remove 37 Heritage trees on a 1.72 acre project site.

Status/Next Step(s): Under review. The project was reviewed by the Zoning Administrator and the Subdivision Committee at a hearing on December 10, 2014. The Zoning Administrator and Subdivision Committee made positive recommendations to Council. The City Council approved the project on March 3, 2015.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Elizabeth Cramblet](#)

Applicant: Moshe Dinar, Architect; Mounir Kardosh, Owner

42. Classic Communities (1946 San Luis Ave.)  

In May, 2014 the City Council approved a request by Classic Communities for a 28 unit rowhouse project on a 1.6 acre site. The properties included a total of 25 existing units.

Status/Next Step(s): Approved. Building Permits were issued in December 2014, and construction began in January 2015.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Diana Pancholi](#)

Applicant: Classic Communities

43. 1998-2024 Montecito Ave.

In September 2014, Stuart Welte submitted a formal application for a 3-story 17-unit condominium project with underground parking on 0.93 acre project site. The project would replace three apartments and a single-family home, and would remove up to 11 Heritage trees. The project includes a Density Bonus request and includes one very low income unit.



Status/Next Step(s): Under review. The City Council approved the project on May

26, 2015.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Eric Anderson](#)

Applicant: Stuart Welte (Architect)

44. 647 Sierra Vista Ave.

In December 2014, Classic Communities submitted a formal application for a 30 rowhomes project on a 1.6 acre site. The site is split-zoned, with a portion in the CRA (Commerical/Residential-Arterial) District, and a portion in the R3-2.2 (Multiple Family) District.

Status/Next Step(s): Under Review.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Diana Pancholi](#)

Applicant: Classic Communities

45. 1968 Hackett Ave. & 208-210 Sierra Vista Ave.

The applicant submitted a request for a Planned Unit Development and Development Review Permits to allow construction of a 24-unit rowhouse project to replace 21 existing apartment units and a request to remove 8 Heritage trees on a 1.60 acre project site in the R3-2.2 (Multiple-Family) Zoning District.

Status/Next Step(s): Under review. The Zoning Administrator & Subdivision Committee recommended conditional approval at a joint meeting on May 27, 2015. A City Council hearing is tentatively scheduled for July 7, 2015.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Rebecca Shapiro](#)

Applicant: Dividend Homes

46. California Communities/Peninsula Communities (2065 San Luis Avenue)

Request for a Planned Unit Development Permit, Development Review Permit, and Tentative Tract Map for a new nine-unit rowhouse development on a vacant 0.93-acre site.

Status/Next Steps: Incomplete; awaiting revisions.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Mariya Hodge](#)

Applicant: Californai Communities/Peninsula Communities

Moffett/Whisman Planning Area

47. Calvano Development (1001 N. Shoreline Blvd)

Request for a Development Review Permit for the construction of a 4-story, 111,443 square foot office building with outdoor amenity space and a surface parking lot; a Heritage Tree Removal Permit to remove 33 Heritage trees, and a lot merger to combine 10 lots into one parcel on a 7.3-acre site, located on the northeast corner of

N. Shoreline Boulevard and Terra Bella Avenue in the ML (Limited Industrial) and MM (General Industrial) districts. The project would result in the demolition of nine existing commercial and industrial buildings.

Status/Next Step(s): Under review.

Planning Area: Moffett/Whisman

Project Planner: [Lindsay Hagan](#)

Applicant: Calvano/CPR Mountain View Venture, LLC

48. 1075 Terra Bella

In April 2015, Calvano Development submitted a request for a Development Review Permit for a new 13,046 square foot R&D building on a 37,312 square foot site, and a Heritage Tree Removal Permit for the removal of up to 24 heritage trees. The site currently contains several small residential structures in the MM (General Industrial) Zoning District.

Status/Next Step(s): Awaiting revisions.

Planning Area: Moffett/Whisman

Project Planner: Eric Anderson

Applicant: Calvano Development

49. 750 Moffett Boulevard (Moffett Gateway)

In April 2015 an informal review application was submitted for a General Plan Land Use Map Amendment from undesignated Caltrans property to Mixed-Use Corridor, a Zoning Map Amendment from A (Agriculture) and undesignated Caltrans property to P (Planned Community), a Planned Community Permit and Development Review Permit for a 255 room hotel and 199,000 square foot office building on a vacant 10 acre project site. The project site is located in the southwest quadrant of Highway 101 and Moffett Boulevard.

Status: Under review.

Planning Area: Moffett/Whisman

Planner: [Stephanie Williams](#)

Applicant: Broadreach Capital Partners

50. Holiday Inn Express (870 Leong Dr.)

Request for a Planned Community Permit and Development Review Permit for the construction of a new 41,039 square foot, 78-room hotel, on a 0.85-acre site, located on the west side of Leong Drive.

Status/Next Step(s): Under review. The project is undergoing environmental review.

Planning Area: Moffett/Whisman

Project Planner: [Scott Plambaeck](#)

Applicant: Temple Hospitality

51. 660 Tyrella Avenue

In March 2015, the applicant submitted a request for a Planned Community Permit and Development Review Permit for a 33 unit rowhouse project and a Heritage Tree Removal Permit to remove eight heritage trees to replace 52 apartment units on a 1.84 acre project site, located on the southwest corner of Tyrella Avenue and Fairchild Drive.

Status: Under review.

Planning Area: Moffett/Whisman

Planner: [Stephanie Williams](#)

Applicant: Warmington Residential

52. Dividend Homes (111 & 123 Fairchild Dr.) 

In January 2014, the City Council approved a request for a Planned Community Permit and Planned Unit Development Permit to allow 18 rowhomes, replacing 6 apartment units and 5 industrial buildings, and a Heritage Tree Removal Permit to remove eight Heritage trees, on a 1.0-acre project site, located on the southeast corner of Tyrella Avenue and Fairchild Drive.

Status/Next Step(s): Approved. Construction has begun and is expected to be completed by Fall 2015.

Planning Area: Moffett/Whisman

Project Planner: [Scott Plambaeck](#)

Applicant: Dividend Homes

53. 133-149 Fairchild Dr.

Request for a Planned Community Permit and Planned Unit Development Permit to allow a new 35-unit rowhouse project and a Heritage Tree Removal Permit to remove 10 Heritage trees on a 1.8 acre project site, located on the south side of Fairchild Drive between Tyrella Avenue and North Whisman Road.

Status/Next Step(s): Under review. This project is phase II of the 111 Fairchild Drive project. A Council hearing is anticipated in July 2015.

Planning Area: Moffett/Whisman

Project Planner: [Scott Plambaeck](#)

Applicant: Dividend Homes

54. Warmington Residential (277 Fairchild Dr.)

In February 2014, the applicant submitted a Planned Community Permit request for a rowhouse project on a 1.47 acre site with frontage on Fairchild Drive and Evandale Avenue on the block between North Whisman Road and Tyrella Avenue. The project includes 22 3-story attached single-family homes and four 2-story detached single-family homes, facing Evandale Avenue. The project would remove up to 8 Heritage Trees. Existing uses on the lot include two single-family homes, a motel, and a small convenience store.

Status/Next Step(s): Under review. The Zoning Administrator and Subdivision Committee recommended conditional approval of the project a joint hearing on May 13, 2015. A Council hearing is tentatively scheduled for June 9, 2015.

Planning Area: Moffett/Whisman

Project Planner: [Eric Anderson](#)

Applicant: Warmington Residential



55. Hetch-Hetchy Property (450 N. Whisman Dr.)

In April 2013, the applicant submitted a request for a Planned Unit Development Permit and Development Review Permit for a 37-unit rowhouse development and a public trail on a vacant 6.4 acre property, located on North Whisman Road between Whisman Court and Walker Drive. The City Council approved the project on November 12, 2014.



Status/Next Step(s): Approved. The Building Permit plans are under review.

Planning Area: Moffett/Whisman

Project Planner: [Scott Plambaeck](#)

Applicant: SummerHill Homes

56. DeNardi Homes (186 East Middlefield Rd.)

In January 2015, the applicant submitted a request for a Planned Unit Development Permit and Development Review Permit for an 8-unit rowhouse project, replacing several small residential structures. The project will be oriented toward Flynn Ave. and will not affect the structures facing East Middlefield Rd.

Status/Next Step(s): Awaiting revisions.

Planning Area: Moffett/Whisman

Project Planner: [Eric Anderson](#)

Applicant: DiNardi Homes

57. Tripointe Homes (135 Ada Ave.)  

In October 2012, the City Council approved a 59-unit rowhouse project with two common spaces on a 4.5-acre site near the corner of Ada Avenue and Minaret Avenue.

Status/Next Step(s): Approved. Construction has begun with completion anticipated in July 2015.

Planning Area: Moffett/Whisman



Project Planner: [Nancy Minicucci](#)

Applicant: Tripointe Homes

58. Tripointe Homes (129 Ada Ave.) ✓ ⚠

In April 2014, the City Council approved a 4-unit rowhouse project on a 0.50 acre site that will be integrated into the approved 135 Ada Avenue project.

Status/Next Step(s): Approved. Building Permits were issued in October 2014 and construction has begun, with completion anticipated in July 2015.

Planning Area: Moffett/Whisman

Project Planner: [Nancy Minicucci](#)

Applicant: Tripointe Homes

59. Robson Homes (137 Easy St.) ✓ ⚠

In June 2013, the City Council approved a Zoning Map Amendment to rezone the property from R3 to R3-2 (Multiple Family Residential) district, and a Planned Unit Development Permit for a 21-unit rowhouse project with a new private street, and a Heritage Tree removal permit to remove 8 Heritage Trees. The project also includes the demolition of a duplex that currently sits on the 1.34 acre (58,387 sq. ft.) project site.



Status/Next Step(s): Approved. Construction has begun with completion anticipated in summer 2015.

Planning Area: Moffett/Whisman

Project Planner: [Lindsay Hagan](#)

Applicant: Robson Homes

60. 167 N. Whisman Rd.

In September 2013, plans were submitted for a 2-unit small-lot single-family subdivision totaling approximately 6,600 square feet on 0.3 acres in the Whisman Station Precise Plan area.

Status/Next Step(s): Under review. Staff is awaiting project revisions. The Zoning Administrator will likely hold an administrative zoning hearing to take final action on the project in early fall 2015.

Planning Area: Moffett/Whisman

Project Planner: [Elizabeth Cramblet](#)

Applicant: Jose Rama (Architect); Ian Anderson (Owner)

61. Antenna Farm (Pacific Dr.) 

Request for a Precise Plan Amendment to the Whisman Station Precise Plan to allow small-lot single-family homes where rowhomes are required and a Planned Community Permit for 16 small-lot single-family homes on a vacant 2 acre project site.

Status/Next Step(s): Approved. An application for Building Permit is anticipated in mid-2015.

Planning Area: Moffett/Whisman

Project Planner: [Stephanie Williams](#)

Applicant: Signature Homes

62. South Whisman Project (Ferguson Rd.)

In March 2009, the City Council approved the South Whisman Precise Plan to create a new residential neighborhood on 38 acres of land on five separate parcels with different owners near Whisman Station. Pulte Homes and EFL Development submitted a master plan and PC permits for 592 units on approximately 28 acres, consisting of 394 residential apartments, 198 rowhouse units and a 2.76 acre public park.

Status/Next Steps: Under review. An Administrative Zoning hearing is scheduled for May 27, 2015. A City Council hearing is scheduled for June 16, 2015.

Planning Area: Moffett/Whisman

Project Planner: [Melinda Denis](#)

Applicant: Pulte Homes & EFL Development

San Antonio Planning Area

63. Senior Assisted Living (574 Escuela Ave.) 

In January 2013, the City Council approved a Zoning Text Amendment, Conditional Use Permit, Planned Unit Development Permit and Heritage Tree Removal permit to allow 44 senior assisted living beds, in a two-story, senior assisted-living project to replace an existing multi-family building on a 0.55 acres project site.

Status/Next Step(s): Approved. The applicant submitted plans for building permit in spring 2014.

Planning Area: San Antonio

Project Planner: [Stephanie Williams](#)

Applicant: Wayne Aozasa

64. Mora-Ortega Precise Plan

Request for a Planned Community Permit, Planned Unit Development and Heritage Tree Removal permit to demolish 15 existing industrial buildings on 17 lots in order to construct 75 attached rowhomes, and a 0.45-acre public park on a 5.13 acre total project site. The project is located on the east side of Ortega Avenue between California Street and the terminus of Ortega Avenue.

Status/Next Step(s): Under review. The applicant is currently working on revised plans. A joint Administrative Zoning and Subdivision hearing are tentatively scheduled for June 2015, with a City Council hearing tentatively scheduled for early July 2015.

Planning Area: San Antonio

Project Planner: [Scott Plambaeck](#)

Applicant: Lennar Homes

65. Barry Swenson Builder (1958 Latham Street)

In January 2015, a formal application was submitted for a new three story, 6-unit rowhouse project on a 0.39-acre site, replacing a single-family home and a large garage structure and a Heritage Tree Removal Permit for the removal of up to five Heritage trees.

Status/Next Step(s): Awaiting revisions.

Planning Area: San Antonio

Project Planner: [Eric Anderson](#)

Applicant: Barry Swenson Builder

Central Neighborhood Planning Area

66. Pacific Press – Courtyard (1200 Villa St.)

In June 2011, the City Council authorized a Gatekeeper request to allow office FAR's up to 0.65.

Status/Next Step(s): Inactive.

Planning Area: Central Neighborhood

Project Planner: [Gerry Beaudin](#)

67. Mountain View Co-Housing Community (445 Calderon Ave.)

In September 2011, the City Council approved a Planned Unit Development Permit, Development Review Permit, Tentative Subdivision Map, Historic Preservation Permit and Heritage Tree Removal Permit to construct a three-story, 19-unit co-housing project and relocation and improvement to a historic home on site.

Status/Next Step(s): Approved. Construction is expected to be completed in mid-2015.

Planning Area: Central Neighborhood

Project Planner: [Stephanie Williams](#)

Applicant: [David & Susan Burwen](#)

Miramonte/Springer Planning Area

68. El Camino Real Hospital Campus Update (2500 Grant Rd.)

Request for a Planned Community Permit to construct a new 2-story, 63,000 sq. ft. Behavioral Health building, a new 7-story, 260,000 sq. ft. medical office building, a new multi-level parking structure adjacent to the new medical office building, and an expansion to the existing North Parking Garage; and a Heritage Tree Removal Permit to remove heritage trees on the 40-acre hospital campus. The project includes demolition of the following existing buildings: 21,300 sq. ft. behavioral health building, 278,372 sq. ft. Old Main Hospital Building, and a 90,12 sq. ft. North Addition (adjacent to the Old Main Hospital).

Project Website: <http://www.mountainview.gov/elcaminohospital>

Status/Next Step(s): Under Review.

Planning Area: Miramonte/Springer

Project Planner: [Lindsay Hagan](#)

Applicant: El Camino Hospital

Grant/Sylvan Planning Area**69. Live Oak Properties (525 East Evelyn Ave.)** 

In September 2012, the City Council approved a request for a Planned Unit Development Permit, and Development Review Permit to allow a 70-unit attached rowhouse project and a Heritage Tree Removal Permit to remove 7 Heritage trees, on a 3.65 acre lot with existing industrial buildings. The project is Phase II of the Shea Home project on East Evelyn Avenue and is located on the south side of East Evelyn Avenue, east of Highway 237.

Status/Next Step(s): Approved. The property owner requested a permit extension for the PUD permit and the tentative map. The extension of time request was approved by the Zoning Administrator on June 25, 2014.

Planning Area: Grant/Sylvan

Project Planner: [Scott Plambaeck](#)

Applicant: Live Oak Properties

70. Evelyn Family Apartments (779 E. Evelyn Avenue)

Request for a General Plan Map Amendment to alter the land use designation from General Industrial to High-Density Residential, a Zoning Map Amendment to rezone the property from P(30) Sylvan-Dale Precise Plan to R4 (High-Density Residential) zoning district, and a Development Review Permit to construct a 4-story, 116-unit apartment building for low- and very-low income households with two on-site manager units and one-level of underground parking to replace an existing two-story office building and a one-story commercial building.

Status/Next Step(s): Under Review.

Planning Area: Central Neighborhoods.

Project Planner: Lindsay Hagan

Applicant: ROEM

71. **334 Bryant Avenue**

Request for a Preliminary Parcel Map to subdivide a 0.9-acre lot into four single-family lots, a Planned Unit Development Permit and a Development Review Permit to construct four new single-family homes replacing one existing single-family home, and a Heritage Tree Removal Permit to remove three Heritage trees. The project is located on the north side of Bryant Avenue near Stacey Court.



Status/Next Steps: Incomplete; awaiting revisions.

Planning Area: Grant/Sylvan

Project Planner: [Mariya Hodge](#)

Applicant: Kanu Patel

Attachment:

- June 2015 – Planning Division Update Map

